

\$434,900 - #48 47018 Twp Rd 604a, Rural Bonnyville M.D.

MLS® #E4438550

\$434,900

3 Bedroom, 1.50 Bathroom, 982 sqft

Rural on 0.24 Acres

Nicholson Subdivision, Rural Bonnyville M.D., AB

Welcome to this Lakefront Property on Moose Lake, located in the quiet Nicholson Sub Division. This home features 2 bedrooms on the main floor, 4 pc bathroom, kitchen and dining over looking the lake. A sun room to enjoy the beautiful sunsets, and large living room. The lower level has 1 bedroom, large family room with a wood burning stove, 2 pc bath with laundry, walk out and take a few steps to the lakeshore and enjoy sinking you toes in the sand. Upgrades over the past few years are shingles, windows, furnace, AC, hot water tank and softener. The yard is well maintained, with a double car garage and large parking area for family to come and visit. Still have time to enjoy the summer at the lake.

Built in 1984

Essential Information

MLS® #	E4438550
Price	\$434,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	982



Acres	0.24
Year Built	1984
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	#48 47018 Twp Rd 604a
Area	Rural Bonnyville M.D.
Subdivision	Nicholson Subdivision
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J3

Amenities

Features	Off Street Parking, Air Conditioner, Deck, R.V. Storage, Sunroom, Walkout Basement
----------	--

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Hillside, Landscaped, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 25th, 2025
Days on Market	72
Zoning	Zone 65

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on August 5th, 2025 at 3:02am MDT